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☐ Lot Split ☒ Special Use Permit ☐ Site Plan

☐ Lot Line Revisions ☐ Subdivision ☐ Building Line

Date Received: 6.16.17

Zone: _____ **Acreage/Lot Area:** _____ **Parcel/Lot#:** _____

Applicant's Interest in Pre RENT KITCHEN. -

Brief Description of Proposed Activity: Kosher
CATERING in House

The undersigned warrants the truth of all statements contained herein and in all supporting documents to the best of his/her knowledge and belief. Furthermore, the applicant agrees that submission of this document constitutes permission and consent to Commission and Staff inspections of the site. *Note: Notice is hereby given the Connecticut Department of Public Health must be notified by applicants for any project located within a public water supply aquifer protection area or watershed area. (CTDPH website at <http://www.dph.state.ct.us>)*

* Beth El Temple of West Hartford Inc. JOY OF FOOD LLC
Record Owner's Name Applicant's Name

Record Owner's Name
2626 Albany Ave
Street

West Hartford, CT 06117
City State Zip

860 232-9696
Telephone #

Contact Person:

Name Rabbi Howard Sawalsky

Street Sane *

City San Jose State CA Zip 95128
Telephone # 408-298-1234 Email Address jsmith@cs.cmu.edu

Applicant's Name
27 TIMBERWOOD ROAD
Street

WEST HARTFORD CT 06117
City State Zip

860-798-9388
Telephone #

Paul Betting
Applicant's Signature JOYOFFDOO@COMCAST.NET

Signature of Owner/Authorized Agent

bertheluh.org

June 1st 2017

Paul Bettan
27 Timberwood Road
West Hartford, CT 06117
(860) 231-1861



Todd Dumais
Town Planner
Town of West Hartford
50 South Main Street, West Hartford, CT 06107

Mr. Dumais

Joy of Food is a small family run business that my wife and I started in August of 2009. At that time we recognized that there was a need within the synagogue community for cost-effective kosher catering services. Also, we recognized that the synagogue was supporting a kitchen that was underutilized and that the synagogue was financially in need. Joy of Food addresses both of these needs and thus benefits the community by providing both cost-effective kosher catering services and by helping the synagogue meet its ongoing requirements.

Joy of Food uses the Beth El Temple kitchen to prepare food typically twice a week, on Mondays and Thursdays. Approximately half of the events that we serve are at Beth El Temple. Another significant fraction of the events that we serve are for Beth El members and others associated with Beth El. A small portion of our catering is for persons outside of the Beth El community, although many of these persons have a family or other connection to Beth El. Thus the majority of the events that we serve are either at Beth El Temple, or at events associated with Beth El Temple, for example at the homes of Beth El members. Kosher catering is a niche market having unique requirements. Because of the niche nature of kosher catering, because the observant Jewish community in West Hartford is at best stable, and because the Beth El membership represents the majority of our potential clientele, we do not expect this business to grow substantially beyond its current size. Also, our plan is to remain committed to serving the kosher catering needs of the Beth El community. We do not plan on serving the broader market, nor are we equipped to do so.

We bring the raw ingredients to Beth El with our personal vehicles. We typically arrive and depart during daytime hours. When we are cooking, two to four persons are typically in the kitchen. Rabbi Howard Sowalsky executive and ritual director of Beth El Temple supervises over cooking of all kosher functions. For events at Beth El, we add servers and dishwashers for the event commensurate with the size of the event. No trucks are ever used, nor do we envision the need for trucks. Also, we access Beth El using its entrance on Albany Avenue, and thus our impact on the residential community behind Beth El Temple is effectively zero. Accordingly,

we respectfully submit that our impact on the area around Beth El Temple is minimal. We have never received any comments or complaints from neighbors of Beth El Temple; rather the synagogue community has been extraordinarily supportive.

Because our services are for essentially the greater Beth El community, I hope that you would agree that our use of the Beth El kitchen is proper.

Sincerely,

Paul Bettan

**TOWN PLAN AND ZONING
COMMISSION**


Doc ID: 005741610002 Type: LAN
BK **4947** PG **372-373**

Filing Information Required by P.A. 75-317

TOWN OF WEST HARTFORD

SPECIAL USE PERMIT: #1275

NAME OF RECORD OWNER: Beth El Temple of West Hartford

STREET ADDRESS OF PROPERTY: 2626 Albany Avenue

DEED REFERENCE - VOLUME: PAGE: ZONE:

ORDINANCE: 177 SECTION: 42A (5a & 5b)

DATE APPROVED: July 8, 2015 EFFECTIVE DATE: July 29, 2015

LEGAL NOTICE OF ACTION PUBLISHED: July 14, 2015

DESCRIPTION OF ACTION:

2626 Albany Avenue— Application (SUP #1275) of the Joy of Food, LLC (Paul Bettan, Applicant) requesting approval of Special Use Permit to operate an accessory, full service, kosher catering business at the Beth El Temple. (Submitted for TPZ receipt on June 1, 2015. Required public hearing scheduled for July 8, 2015.)

CONDITIONS:

1. The proposal meets the finding requirements of Section 177-42A (5a) of the West Hartford Code of Ordinances. In particular:
 - a. The location and size of the use, the nature and intensity of the operations connected with this use, the size of the lot in relation to it and the location of the lot with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the district in which it is located.
 - b. The kind, location and height of all structures and the nature and extent of the landscaping on the lot are such that the use will not hinder or discourage the appropriate development and use of adjacent properties.
 - c. The parking and loading facilities are adequate and properly located for the proposed use, and the entrance and exit driveways are laid out so as to achieve maximum safety.



TOWN OF WEST HARTFORD

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2. Pursuant to West Hartford Code of Ordinances Section 177-42A(8), the applicant shall return to the TPZ by July of 2017 for further review and evaluation. The TPZ may consider supplemental conditions of approval if operational concerns are identified.

DESCRIPTION OF PROPERTY: (May be Attached) See Deed Reference

TOWN PLAN AND ZONING COMMISSION

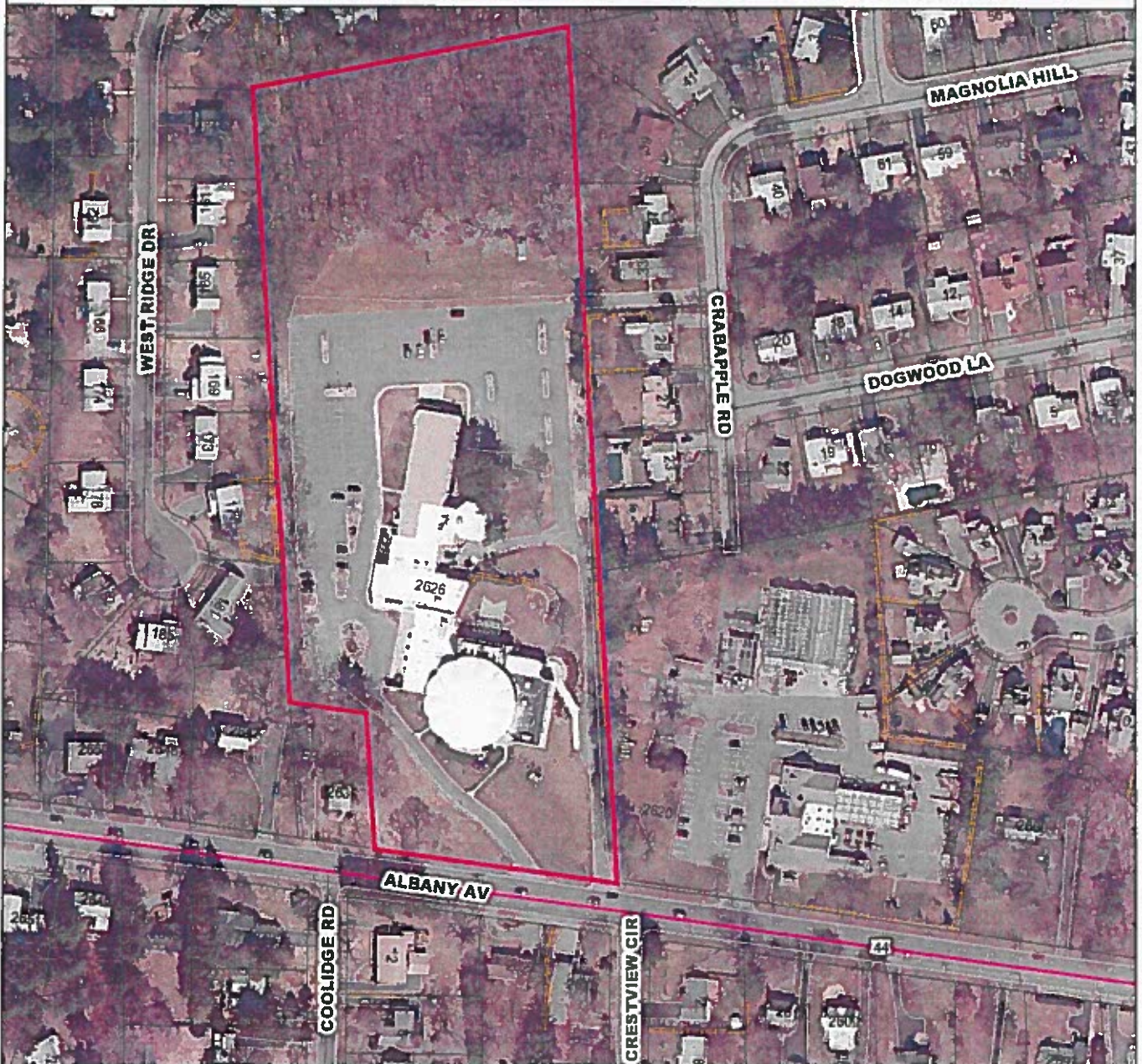


Todd Dumais, Secretary

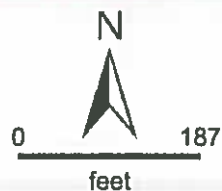
9/24/15

Date

2626 Albany Avenue

**Property Information**

Location 2626 ALBANY AVENUE
Property ID 0031 2 2626 0001
Owner BETH EL TEMPLE OF WEST
Zone R-13
Book/Page 263/ 175



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

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